

TABERNACLE TOWNSHIP  
LAND DEVELOPMENT BOARD  
163 CARRANZA ROAD  
TABERNACLE, NJ 08088  
(609)268-1220

**JANUARY 6, 2016**  
**REORGANIZATION and REGULAR MEETING**

The meeting was called to order by David Frank, Esq. who read the required announcement pursuant to the Open Public Meetings Act that adequate notice of the meeting had been provided by sending it to the Burlington County Times in December, 2015, posting on the official bulletin board of the Township, providing a copy to the Municipal Clerk, and mailing a copy of the notice to those persons who had requested a copy and posted the required fee for such service.

The following Board members were present: Joe Barton, Vince Conigliaro, Doug Cramer, Jim Ebersberger, Mark LeMire, Ray McCarty, Noble McNaughton, Dave Oiler, Denny Stevens, John Sandman and Susan Brandt.

Vincent Conigliaro, Noble McNaughton and Raymond McCarty were each sworn in as Class IV members of the Board for terms ending December 31, 2019; Susan Brandt, was sworn in as Alternate #2 for a two year term expiring December 31, 2017; the Class I position was filled by James Ebersberger who was sworn in as the Mayor's Designee; Douglas Cramer, Township Administrator was sworn in as the Board's Class II member; and Committeeman Joseph Barton was sworn in as the Board's Class III member.

The Board made the following appointments:

|                       |  |
|-----------------------|--|
| <b>CHAIRMAN:</b>      | <b>NOBLE MCNAUGHTON</b>                        |
| <b>VICE CHAIRMAN:</b> | <b>RAY MCCARTY</b>                             |
| <b>SOLICITOR:</b>     | <b>DAVID FRANK, ESQ.</b>                       |
| <b>ENGINEER:</b>      | <b>DANTE GUZZI, PE</b>                         |
| <b>MEETING DATES:</b> | <b>FIRST WEDNESDAY OF EACH MONTH AT 7:30PM</b> |
| <b>NEWSPAPER:</b>     | <b>BURLINGTON COUNTY TIMES</b>                 |

It should be noted that Mr. Cramer abstained from the appointments of Solicitor and Engineer.

The Board adopted the following Resolution:

**2015-14        BRIAN SERAFINE – BLOCK 904, LOT 1.09**

Ms. Stevens made a motion to approve the Minutes from December 2, 2015. Mark LeMire seconded the motion. All members voted in agreement. Noble McNaughton abstained.

**CARDINAL PAVING CO. – BLOCK 1001, LOTS 15.02, 15.03 & 20**

Jeffrey Baron, Esq.

Variance/Minor Site Plan

The applicant's attorney, Mr. Baron, requested the application be carried to the February 3, 2016 meeting.

Ms. Stevens made a motion to carry the application to February 3. Mr. Oiler seconded the motion. All members voted in agreement.

**TABERNACLE EMERGENCY SERVICES BUILDING – BLOCK 404, LOT 16.11**

Peter Lange, Esq.

This application is for two 64 foot high radio antenna towers. The towers will provide emergency services communication and snow removal operation communication for public works from the ESB radio room. The second tower will support communications from the Emergency Operations Center.

Dan Guzzi, PE, was sworn in and reviewed his submission dated December 16, 2015.

William Lowe, Emergency Management Coordinator, was sworn in and explained the need for the towers. Douglas Cramer, Township Administrator and Director of Public Works, noted that with the new towers township vehicles will be able to communicate with each other. Vehicles currently work off of an antenna on the township garage. This antenna does not reach all areas of the Township. County vehicles will also be able to be monitored. There will be better response time with the new antennas.

The Board noted that this is not a cell tower.

During the public portion, Megan Chamberlain, 149 New Road, questioned if the towers could be placed in another part of the Township. Mr. Lange explained that they had to be located next to the Emergency Services Building. Ms. Chamberlain also questioned the cost, which is a capital improvement. The towers are not tall enough for lights to be placed on top. Jennifer O'Brien, 550 Chatsworth Road, owns the adjacent property. She had questions on a buffer. Mr. Lange will have the Township look at the buffer on the original plans for the Emergency Services Building. Joe Barton, 10 Waltham Drive, questioned if the antenna could be moved from the north side of the building to the south side. Mr. Guzzi explained that a window in the building prohibits the tower being moved to the south side.

Mr. Cramer and Mr. Barton did not sit for any aspect of this application.

Ms. Stevens made a motion to approve the variance. Mr. Conigliaro seconded the motion. All members voted in agreement. The Township will consult with the neighbors to develop a landscape buffer.

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**TOWNSHIP COMMITTEE REPORT**

Mr. Barton reported that Stephen Lee, III, is our new Mayor. Joe Yates is our Deputy Mayor. Dan Guzzi, PE, is the new Township Engineer.

Having nothing further, the meeting was adjourned.